

**CITY OF LEBANON
PLANNING AND ZONING DEPARTMENT**

**CITY OF LEBANON PLAN COMMISSION
STAFF REPORT
NOVEMBER 20, 2023 PUBLIC HEARING**

A. Case Number:	Docket # 23-83
B. Applicant:	United Insulated Structures of California, PLLC for United States Cold Storage, Inc.
C. Location:	The subject property is located within the Lebanon Business Park at 415 S. Mt. Zion Road, Lebanon, Indiana 46052.
D. Acreage and Zoning:	The subject property is zoned Planned Business Industrial (PBI) and is comprised of 37.98 acres.
E. Adjacent Land Uses:	North – Industrial South – Industrial West – Industrial East – Industrial
F. Property History:	<p style="text-align:center">June 26, 2008 Board of Zoning Appeals Approval</p> <p>Conditional Use – Semi-Tractor/Trailer Storage Conditional Use approved to permit trailer staging at designated locations on the property.</p> <p>Variance Request #1 – Semi-Truck Parking Variance approved to permit semi-truck parking between the hours of 10 pm and 7 am.</p> <p>Variance Request #2 – Building Height Variance approved to permit a maximum building height of 80 feet.</p> <p>Variance Request #3 – Pedestrian Sidewalk Variance approved to eliminate pedestrian sidewalks on Mt. Zion Road and Purity Drive.</p> <p>Variance Request #4 – Non-Residential Street Buffer Variance approved to permit relief from the buffer width requirement.</p> <p>Variance Request #5 – Type D Landscape Buffer Variance approved to permit a Type D landscape buffer without the required opaque fence or berm.</p> <p>Variance Request #6 – Loading Area Location Variance approved to permit loading areas between the building and Purity Drive.</p>

Variance Request #7 – Fence Materials

Variance approved to permit the construction of a black vinyl-coated chain link fence with barbed wire.

Variance Request #8 – Monument Sign Size

Variance approved to permit a monument sign up to 100 square feet.

July 21, 2008 Plan Commission Approval

Development Plan Approval

Plan Commission approved the development plan application for the U.S. Cold Storage project. Plans indicated all phases of building expansion, parking and loading areas, and site landscaping.

October 2, 2017 Board of Zoning Appeals Approval

Variance Request – Maximum Commercial Driveway Width

Variance approved to permit the construction of a commercial driveway with a 40-foot width.

October 16, 2017 Plan Commission Approval

Development Plan Approval

Plan Commission approved the development plan application for the Phase 2 U.S. Cold Storage expansion project. Plans indicated all phases of building expansion, parking and loading areas, and site landscaping.

G. Ordinance Process:

Procedural Ordinance Process:

Unified Development Ordinance Process for Development Plans

Development plan approval shall be required for those projects as listed below and in Chapter 4: Zoning Districts and Table 4:1: Use Matrix. Improvement Location Permits and Building Permits shall not be issued until the conditions and requirements of this ordinance have been met. Development Plans shall be provided for:

1. All uses within the MF, MH, CB, NB, PBC, PBO, PBI, ID, and IN Districts
2. All uses within the Interstate Overlay District

Lebanon Staff Determination: The project is located within the Planned Business Industrial (PBI) zoning district requiring Development Plan approval.

H. Action Requested:

Development Plan Approval

The applicant, US Cold Storage, presented the intent to construct an approximately 220,000 square foot expansion to the existing facility in order to accommodate a potential third-party food manufacturing partner. In addition to the building expansion, the applicant is proposing to add employee and truck parking and reconfigure entrance and exit logistics to accommodate existing and proposed vehicle traffic to the subject site. Because the current proposed additions deviate from previously approved Development Plan submittals, Staff determined the current proposal would require Plan Commission review and approval.

I. TAC Review:

TECHNICAL ADVISORY COMMITTEE (TAC) REVIEW

Development Plan Compliance with City of Lebanon Technical Advisory Committee (TAC)

City of Lebanon Utilities

Sewer and Water Division-

- A private distribution water meter pit in accordance with Sheet 12 of the City Standards will be required for the new 4-inch water service line connection.
- 6-inch Sanitary sewer laterals shall be PVC SDR 26 at a minimum slope of ¼-inch per foot (2.08%).
- Ensure a minimum of 18 inches of vertical separation is provided at crossing locations.
- The downstream wastewater collections system within the Business Park is currently at capacity. A project is being designed and constructed by the Lebanon Utilities to provide for additional capacity within the Business Park. That project is anticipated to be completed before the end of 2024.

Electrical Division-

- Coordinate any potential electrical needs and proposed connections with the Lebanon Utilities Electric Department.

City of Lebanon Stormwater-

- Satisfactorily address all storm water runoff, detention, storm sewer, and storm water quality comments provided by Kerry Daily of Christopher Burke Engineering pursuant to the City of Lebanon Stormwater Control Ordinance.

City of Lebanon Fire Department-

- The applicant will be required to supply a Knox Box for emergency access to the site. Address numbers need to be placed on the street façade of the building and be 10-12” in size.

City of Lebanon Engineer-

- Comments are still being drafted.

City of Lebanon Planning Staff Review-

1. Plan of Operation:

The applicant, US Cold Storage, presented the intent to construct an approximately 220,000 square foot expansion to the existing facility in order to accommodate a potential third-party food manufacturing partner. In addition to the building expansion, the applicant is proposing to add employee and truck parking and reconfigure entrance and exit logistics to accommodate existing and proposed vehicle traffic to the subject site.

2. Development Standards-

The submitted civil drawings have demonstrated compliance with the following standards required for the Planned Business Industrial (PBI) district unless otherwise approved via Variance.

UDO Development Standards-Planned Business Industrial District	
Required	Provided
Minimum Lot Size = 5 acres	Subject Lot = 37.98
Minimum Lot Frontage= 150 Feet	990 Feet
Minimum Lot Width= 200 Feet	990 Feet
Front Setback = 50 Feet	70 Feet
Side Setback= 25 Feet	South – 80 Feet
Rear Setback = 50 Feet	N/A
Maximum Building Height=50 Feet	Variance approved to allow 80 feet

3. Parking Approval:

UDO Parking Requirement	Provided On-Site
1 space per employee on the largest shift, plus one space per vehicle used in the operation of the warehouse (107 spaces)	TOTAL - 181 parking spaces (175 regular plus 6 ADA spaces) and 46 truck spaces

4. Lighting Plan:

The applicant is making several modifications to the proposed lighting plan in order to meet all applicable UDO standards. An updated lighting plan must be submitted and approved prior to release of any permits for construction.

5. Landscaping/ Bufferyard Approval:

The applicant has provided an updated landscape plan that meets the conditions of approval from all 2008 variances and any applicable current landscape standards associated with the proposed parking additions on the subject site.

6. Signage Plan:

The applicant has provided a sign package that meets all applicable UDO standards for ground and wall signs when also considering the sign variance approved in 2008.

7. Architectural Review:

The proposed addition is consistent with the architecture of the existing building and adheres to the Development Plan approval received in 2008.

**J: Staff
Recommendation:**

Staff Recommendation:

In review of the submitted Development Plan as presented, Lebanon Planning Staff finds compliance with the Unified Development Ordinance Requirements for the subject site. Staff recommends approval of the subject Development Plan contingent on the following conditions:

- **TAC Comments:**

The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

- **Lighting Plan:**

The applicant submits a lighting and photometric plan that meets all applicable UDO standards for approval prior to submission of permits for site improvements or building construction.